

**U.S. 278 CORRIDOR REVIEW BOARD**  
**MINUTES**  
**January 10, 2000**

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The Corridor Review Board met at First National Bank in Bluffton, SC at 2:30 P.M.

**Members Present:**

Greg Beste, Chairman  
Todd O'Dell, Vice-Chairman  
Martha Crapse  
Gary Haygood  
John Pinckney  
James Tiller

**Members Absent:**

Martin (Len) Erickson

**Staff Present:**

Robert Merchant, Development Review Planner

**I. Call To Order:** The meeting was called to order by Greg Beste at 2:30 p.m.

**II. Review of the Minutes of the Previous Meeting:** James Tiller motioned and John Pinckney seconded to approve the minutes of the December 6, 1999 meeting. Motion carried.

**III. General Public Comment:** There were no comments from the public.

**IV. Old Business:**

**Target:** Jim Tiller motioned and Todd O'Dell seconded to table the lighting plan until the following conditions are met:

- There are still conflicts between light fixtures and plantings in the parking lot peninsulas. These need to be corrected.
- Lighting at the front elevation of the Target building need to be clearly specified. Discrepancies between the lighting plan and lighting specifications need to be corrected. Architectural lighting needs to be shown along the other tenants' buildings.
- Architectural lighting needs to be presented on an architectural elevation drawing.

Motion carried.

**Island West Commerce Park:** Eliza Hill of Beaufort Planning Group gave the presentation. Todd O'Dell motioned and Martha Crapse seconded to approve the landscaping plan with the following condition:

- The straight line of spartina grass along the US 278 right-of-way should be broken up.

Motion carried with James Tiller dissenting.

## V. New Business

**Hargray Communications Building, Lot 7, Westbury Place:** Truitt Rabun of LandPlan Partnership, Inc. gave the presentation. Todd O'Dell motioned and Gary Haygood seconded to give final approval to the site plan, landscaping plan and architecture with the following condition:

- Wax myrtles will be planted in front the dumpster area to further screen it from U.S. 278

Motion Carried. Truitt Rabun indicated that they will return to the CRB with a lighting plan.

**Oak Forest Landscaping Plan:** James Tiller recused himself and provided background for the project. Gary Haygood motioned and Todd O'Dell seconded to approve the landscaping plan as submitted. Motion Carried. Greg Beste clarified that approval of the landscaping does not constitute approval of the monument sign or its lighting.

**LA-Z Boy Furniture:** David Karlyk of Andrews Engineering gave the presentation. The Board took no action, but made the following recommendations:

- Preserve as many existing trees on the site as possible
- Avoid using a flat roof
- Emphasize the importance of the elevation that faces U.S. 278. Set back the building from the front buffer line to provide room for detail and relief for that elevation.

**Hilton Head Village Revisions:** J.C. Williams of Connor & Associates requested that a black vinyl clad chain link fence be planted along one wall of a retention pond to avoid a seven foot drop that could be a safety hazard. James Tiller motioned and Gary Haygood seconded to permit the fence as long as it is offset from the detention pond to allow planting along both sides of the fence. Motion carried.

Kathy McGaw of Greenberg-Farrow Architects presented some revisions to the architecture that was approved in April 1999. Todd O'Dell motioned and Gary Haygood seconded to deny the revisions. Motion carried.

**Lot 14 Sheridan Circle:** Greg Beste recused himself. Kevin Farruggio of Connor & Associates gave the presentation. Jim Tiller motioned and Gary Haygood seconded to approve the site plan and landscaping plan as long as the following revisions are presented to staff:

- Replace the eight-foot canopy along the front elevation of the building with an arbor.
- Provide larger shrubs along the southern property line.

Motion carried.

**Other Business:** There was no further business.

**Adjournment:** Mr. Beste adjourned the meeting at 4:15 P.M.